

ANTHONY BROWN LTD

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REF NO 483D



53 MONMOUTH WAY. BOVERTON

LLANTWIT MAJOR CF61 2GU

TENURE : LEASEHOLD

PRICE : £159,500

SITUATION & DESCRIPTION This is a modern three bedroom end of link house with conservatory to the rear and garage situated in a residential area close to all amenities in the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available. Rail and bus services run to Barry, Cardiff and Bridgend whilst the M4 motorway is approximately nine miles distant and Cardiff (Wales) Airport is about seven miles away. The elevations are of facing brick under a pitched roof with interlocking tiled cover. The property has the benefit of UPVC double glazed windows and doors and gas fired central heating. Paved driveway for off road parking for two cars. Single car garage to the rear. All carpets and floor coverings as laid are to remain and are included in the purchase price.

ACCOMMODATION Approach via a UPVC glazed door and side panel to entrance porch.

ENTRANCE PORCH Wired for light. Situation of the service meter. Laminate floor

LOUNGE 14' 7" x 11' 6" UPVC double glazed window overlooking the front with radiator fitted beneath. Plain plastered ceiling. Wired for centre light and power points. TV point. Telephone point. Laminated floor. Spacious under-stairs cloaks area with single panel radiator.

DINING AREA

9' 6" x 6' 6" Single panel radiator. Plain plastered ceiling. Wired for centre light and power point. Laminate flooring. Access into the conservatory and kitchen.

**KITCHEN**

8' 6" x 7' 6" UPVC double glazed window overlooking the rear. Fitted with a range of modern walnut base and wall units with matching work surfaces over incorporating a stainless steel sink unit with mixer tap. Spice cupboards. Ceramic tiled surround. Wired for light and a range of power points. Plumbing for appliances. Ceramic tiled floor. Situation of the gas fired combination boiler which serves the domestic hot water and the radiators.

CONSERVATORY

Purpose built UPVC double glazed. Wired for two wall lights and a range of power points. Ceramic tiled flooring. Double doors to rear garden.

Dogleg staircase with carpet cover leads to

**FIRST FLOOR
LANDING AREA**

Access into the roof space. Double panel radiator. Wired for light and power point. Doors off to all rooms.

BEDROOM ONE

11' 6" x 8' 2" maximum. UPVC double glazed window overlooking the front. Radiator. Built-in wardrobe with sliding doors, hanging space and shelving. Coved ceiling. Wired for centre light and power. Carpet cover.

BEDROOM TWO

10' 9" x 8' 2" maximum. UPVC double glazed window overlooking the rear. Single panel radiator. Wired for centre light and power. Laminate flooring.

BEDROOM THREE

8' 0" x 6' 4" UPVC double glazed window overlooking the front. Single panel radiator. Wired for centre light and power. Carpet cover.

BATHROOM

Obscure glazed UPVC window overlooking the rear. Fitted with a modern suite in white comprising panel bath with 'Gainsborough' electric shower and screen fitted over, pedestal wash hand basin and WC. Ceramic tiled walls in places. Single panel radiator. Sunken lights. Laminated flooring.

EXTERNAL

To the front Open plan garden laid to lawn and side pathway and gate leads to rear garden. Block pavia driveway with parking for two vehicles.

To the rear Enclosed rear garden with paved patio and steps to lawned area and rear access gate which leads to the garage. Water laid on.

GARAGE

Single car garage with Up and Over door situated in a block



SERVICES

Mains – Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations.

VIEWING

At any reasonable time with the Agent as above.

LOCAL AUTHORITY

Vale of Glamorgan Council, Civic Offices, Holton Road, Barry

Important Notice – All measurements have been taken by a sonic tape and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error. The photographs show only certain parts of the property at the time they were taken. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. Any description or information given should not be relied upon as a statement or representation of fact or that the services are in a good condition. None of the services or equipment in the property have been tested by Anthony Brown Limited and prospective purchasers must make their own investigations. Any floor plans included in these sales particulars are not drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. The plans do not form part of any contract.

Details prepared on 19th November 2009

PROCEEDS OF CRIME ACT 2002

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